

Frequently Asked Questions - Potential Urban Growth Boundary Expansion



Why is the city looking at potentially bringing this area into the City of Junction City Urban Growth Boundary (UGB)?

An Urban Growth Boundary is the boundary of how far out the city is allowed to grow. The city is required to complete a land inventory to determine if there is enough land inside the UGB for homes, jobs and public uses (parks, government, etc.) for the next 20 years. If the city finds that it does not have enough land to accommodate the next 20 years of growth, then it must expand the UGB to meet that 20 year need. The City's analysis indicates there is a shortage of residential, commercial, and recreational land.

Can I keep doing what I am doing on this land?

Property that is brought into the UGB can typically continue to be used as it is currently being used. If the property owner chooses to develop the land in the future, if the property is annexed it would be subject to the development requirements of the City of Junction City (see Junction City Municipal Code Title 17).

What will be the affect on my taxes if my property is brought into the UGB?

The property is subject to the tax rates for all the tax districts the property resides in. Any property annexed into a city will be taxed with the city's tax rate when the following requirements are met:

- For an annexation to be effective for the following tax year, the effective date of the annexation must be before July 1st, the annexation must be filed with the Department of Revenue (DOR) by March 31st and the legal description must be approved by the DOR by June 30th.

A change in the UGB by itself is not an annexation and does not change the tax rates applied to the property. There may be special provisions for properties participating in a deferral taxation program. Please contact the Lane County Assessment and Taxation for more information on this issue.

Will I be required to annex into the city and hook-up to city services if my property is brought into the UGB?

Annexation into the city limits of a property is voluntary. Annexation typically occurs when a property owner proposes to develop a property that is within the UGB but is not within the city limits. There has been no discussion of requiring properties to annex if they are brought into the UGB.

The city does not have any plans to immediately extend these services to properties brought into the UGB, except as negotiated with property owners under prior agreements. Areas brought into the UGB would be subject to standard city practices: the requirement to use public utilities would occur at the time of development of property in the area (such as a land division) or upon annexation, if public facilities and services are available and can be extended.

Standard city practice is that if the services are extended there will be an assessment applied to all benefiting properties (called a "Zone of Benefit") that would be due if and when either you develop your property or connect to city water and/or sewer.

What kind of development triggers the need to annex?

In most cases, development that increases the need for additional city utilities and services requires annexation. Common triggers for annexation include subdividing land, building a new house on vacant land and building a secondary dwelling unit. Additions to an existing use, such as adding a shop, bedroom, deck or new windows do not require annexation unless the change intensifies the use of the property. For instance adding a second floor to an existing house would not require annexation; however, converting a single-family home into a duplex would require annexation.

Who will make the decision about which properties to bring into the UGB and when?

Any proposal to bring property into the UGB will be reviewed for approval by the Junction City City Council. Lane County will also participate in the formal adoption process.